

RESOLUTION NO. 2010-31

A RESOLUTION, ratifying prior Resolution No. 2010-28 establishing a moratorium on applications for land use development in the Broadview area and connections to North Road.

WHEREAS, the City Council of the City of Wenatchee adopted Resolution No. 2010-28 at its regular meeting of February 25, 2010;

WHEREAS, Resolution No. 2010-28 established a moratorium on applications for land use development in the Broadview area and connections to North Road; and

WHEREAS, Resolution No. 2010-28 set a public hearing on the moratorium at its regularly scheduled meeting on March 25, 2010;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WENATCHEE hereby resolves as follows:

SECTION I

The City Council adopts the following findings of fact:

1. The City Council of the City of Wenatchee did hold a duly advertised public hearing on the moratorium at its regularly scheduled meeting on March 25, 2010.
2. The City Council considered a staff report submitted by the City's Department of Community Development.
3. WCC 11.20.070(2) will restrict further subdivision of land in the Broadview area unless a secondary access can be provided.

4. The City needs additional time to consider properly and carefully an appropriate resolution to the secondary access issue in the Broadview area.

5. A moratorium on land use development applications in the Broadview area would allow City staff to focus on a resolution of the secondary access issue in the Broadview area rather than processing applications.

6. The City's North Road is not currently adequate to provide ingress/egress to lands outside the City limits if said lands were subdivided and developed.

7. The land use, economic and legal issues relating to the location, funding and improvement of a secondary access route for the Broadview area and for North Road are sufficiently complex so that the planning process would benefit from a moratorium on applications for land use developments and connections to North Road.

8. Moratorium's enacted pursuant to RCW 35A.63.220 and RCW 36.70A.390 are methods by which local governments may preserve the status quo so that new plans and regulations will not be rendered moot by intervening development.

9. The protection of the health, safety and welfare of the general public supports an immediate moratorium on applications for land use developments and connections to North Road.

10. Pursuant to WAC 197-11-880, the adoption of this resolution is exempt from the requirements of a threshold determination under the State Environmental Policy Act.

SECTION II

That the moratorium set forth in Resolution No. 2010-28, Sections II and III, shall be and hereby are ratified in full as though fully set forth herein.

SECTION III

That the work plan set forth in Resolution No. 2010-28, Section IV, shall be and hereby is ratified in full as though fully set forth herein.

SECTION IV

That the remaining provisions of Resolution No. 2010-28 shall remain in full force and effect.

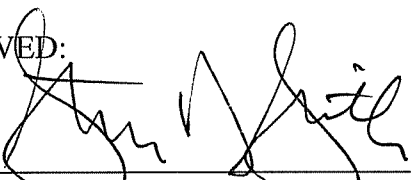
PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE at a regular meeting thereof, this 25th day of February, 2010.

CITY OF WENATCHEE, a municipal
Corporation

By: 
DENNIS JOHNSON, Mayor

ATTEST:

By: 
TAMMY STANGER, City Clerk

APPROVED:
By: 
STEVE D. SMITH, City Attorney